

Exhibit 10 – Statement of Public Outreach

Property Address: 314 Delafield Pl NW, Washington, DC 20011
Application No.: BZATmp5786

I. ANC and Office of Planning Notification

In accordance with **Subtitle Y § 300.8(l)**, the applicant has undertaken outreach to the **Advisory Neighborhood Commission (ANC 4D)** and the **Office of Planning (OP)**.

- On **September 1, 2025**, the applicant sent an introductory email to the ANC 4D commissioners and the Office of Planning, informing them of the project scope—**a third-floor addition, rear extension, and reconfiguration of existing units**—and attached the **Intended Use Statement** and **architectural drawings**.
- On **September 11, 2025**, follow-up emails were sent to confirm receipt and to offer further details if required.
- On **October 22, 2025**, additional correspondence was sent again to both **(a)** the Office of Planning and **(b)** the affected ANC 4D to ensure proper notification and coordination.

II. Engagement Efforts

- The applicant has offered to provide additional information and to meet with representatives of the ANC 4D and the Office of Planning to discuss the proposed project.
- Copies of the **architectural floor plans** and **elevations** were shared in advance to support early feedback and review.

III. Conclusion

The applicant has made **good-faith efforts** to notify and engage both the **Advisory Neighborhood Commission (ANC 4D)** and the **Office of Planning (OP)** regarding the proposed project. Copies of the relevant communication threads have been attached as supporting evidence.

Respectfully submitted,

(Signature)



Name: Maria Cabieses

Title: Property Owner / Applicant- Maria Cabieses

Address: 2213 14th St. NW Washington DC 20009

Email: mesaccdc@gmail.com

Phone: 202-631-9515

Date: 11/07/25



harshit sahni <harshitsahniarchitects@gmail.com>

Submission of Application and Documents for Review and Acknowledgment- zoning Case No.BZATmp5786

harshit sahni <harshitsahniarchitects@gmail.com>

Wed, Oct 22, 2025 at 3:13 AM

To: planning@dc.gov, oancs@dc.gov

Cc: MESAC Child Development Center <mesaccdc@gmail.com>

Hello,

In accordance with the IZIS comment regarding the **Certificate of Service** requirement under **Subtitle Y § 300.11**, I am submitting a copy of the **application and supporting documents** for your review and acknowledgment.

As per the regulation, a copy must be served upon **(a) the Office of Planning and (b) the affected ANC** to demonstrate compliance. Therefore, I kindly request that you **accept the attached application and drawings** and provide either **feedback or an acknowledgment/receipt** confirming that these documents have been received.

This acknowledgment will help me proceed with final approval of the case.

Thank you for your time and cooperation.

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Thanks & Regards

From:-

HARSHIT SAHNI ARCHITECTS

Mob:- +91-9971886244, +91-9568352088

email:- harshitsahniarchitects@gmail.com

Website:- harshitsarchitects.wixsite.com/mysite



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3 attachments

[s23678_Stamped_09-11-2025_23678.pdf](#)
5234K

[SITE PLAN.pdf](#)
179K

[Architecture Drawings.pdf](#)
2732K



harshit sahni <harshitsahniarchitects@gmail.com>

Statement of Public Outreach – 314 Delafield PI NW, Washington, DC 20011

2 messages

harshit sahni <harshitsahniarchitects@gmail.com>

Mon, Sep 1, 2025 at 1:40 AM

To: 4D@anc.dc.gov

Cc: MESAC Child Development Center <mesaccdc@gmail.com>

Hello Jenn Kauffman,

I hope you are doing well. We are applying for both **Area Variance** and **Special Exception relief**. As per the comments received, we are required to provide a **Statement of Public Outreach** for the property located at **314 Delafield PI NW, Washington, DC 20011**.

I am reaching out on behalf of the owner, **Maria Cabieses**, to share the scope and purpose of the project:

Scope of the Project:

- Construction of a new third floor measuring approximately 41'-0" x 33'-0".
- First-floor rear addition of 5'-0" x 33'-0".
- Implementation of updated architectural planning along with new Mechanical, Electrical, and Plumbing (MEP) systems for the expanded and reconfigured spaces.

Purpose of the Project:

- The property currently consists of two floors with four (4) residential units.
- The proposed construction will add two (2) new residential units on the third floor, increasing the total from four (4) to six (6).
- Expansion and reconfiguration of the first floor will create more efficient and spacious layouts suitable for rental purposes.
- The upgrades will enhance the overall marketability and rental potential of the property by optimizing available space and modernizing the infrastructure.

For your reference, I have attached the project drawings. Please let me know if you need any additional information or documents from us. Also let me know what need to do next, if required

Thank you for your time and guidance.

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Thanks & Regards

From:-

HARSHIT SAHNI ARCHITECTS

Mob:- +91-9971886244, +91-9568352088

email:- harshitsahniarchitects@gmail.com

Website:- harshitsarchitects.wixsite.com/mysite



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2 attachments **Drawings.pdf**
3916K **SITE PLAN.pdf**
179K

harshit sahni <harshitsahniarchitects@gmail.com>

Thu, Sep 11, 2025 at 4:51 PM

To: 4D@anc.dc.gov

Cc: MESAC Child Development Center <mesaccdc@gmail.com>

Hello,

I am following up to check on my previous sent email. Could you please advise asap.

[Quoted text hidden]